

Walker Singleton

FOR SALE

Warwick House
10 Smithies Moor Lane
Birstall, Batley
West Yorkshire
WF17 9AT

- Detached stone-built property, comprising house and large workshop
- 5,694 ft² (529 m²)
- Two storey building, with attic and basement
- Development opportunity



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Location

The property is situated on Smithies Moor Lane, just off Bradford Road. Batley is a large settlement in the metropolitan borough of Kirklees, situated between Leeds, Bradford, Huddersfield and Wakefield. It is very close to the M62 motorway and situated south-west of Leeds.

Description

The property is a detached building of traditional stone construction, with two principal stories as well as a cellar. Internally, the residential end of terrace connects to the warehouse.

The ground floor benefits from a WC and kitchen facilities. The first floor benefits from three bedrooms, a bathroom and access to the attic.

To the external frontage, there is a cobbled forecourt allowing for a car parking space whilst to the rear there is a large garden providing access to the house, warehouse and parking to the side of the house for a further two cars.

Price

Offers are sought in the region of £410,000, for the freehold interest in the property.

VAT

The price quoted is exclusive of VAT (if applicable).

The total approximate gross internal floor areas are:

	Ft ²	M ²
Attic	216	20.16
First	638	59.27
Ground	656	60.94
Basement	190	17.65
Warehouse & Office	3,995	371.15
Total approximate GIA	5,694	529.07

Please note final sizes are subject to site measurement. All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Business Rates

The property has been assessed for business rates and has a Rateable Value of £7,900.

EPC

The property has an EPC rating of E (103).



Walker Singleton
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Oak House, New North Road, Huddersfield, HD1 5LG

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Legal Fees

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

For more information, or to book a viewing, please contact the sole agents:

Lily Garside

Direct Line: 01484 477600

Email: lily.garside@walkersingleton.co.uk

Hector Nelson

Direct Line: 01484 477617

Email: hector.nelson@walkersingleton.co.uk

Ref: 46683

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